

September 29, 2021

A Message from Mayor Annette Iafallo – Lackawanna Approves Sale of Nearly 4-Acre Development Site to Flexlume

I have great news to share! The Lackawanna City Council has approved the sale of 1 Albright Court in the First Ward to Flexlume Sign Company for \$100,000. Flexlume plans to construct a new 20,000 square foot manufacturing/office facility on this nearly 4-acre site and relocate its entire 20-person operation to Lackawanna from its City of Buffalo location at 1464 Main Street, where the company has operated for over 75 years.

Flexlume is a leading designer, manufacturer and installer of facility signage for clients ranging from Fortune 500 companies to small businesses. Some of their major local projects include those for the Buffalo Bills and Buffalo Sabres, Erie County Medical Center, Tesla, banks including M&T, Bank on Buffalo and Northwest Savings, Harborcenter Marriott and Shea's Performing Arts Center.

Flexlume's new \$2 million development project, which is expected to start in the next few months pending site plan approval, includes plans for approximately 10 additional jobs once their operations are fully relocated in the fourth quarter of 2022. This project will add to the \$74.5 million in development projects we already have underway in Lackawanna and be the city's first new multimillion-dollar development project outside of the Erie County-owned Renaissance Commerce Park located at the former Bethlehem Steel site.

Flexlume's selection of Lackawanna for its new manufacturing and office complex is further evidence that my administration's plan for re-establishing Lackawanna as an attractive destination for companies looking to locate or expand light manufacturing, warehousing and distribution operations IS working. New jobs and revenues ARE coming to Lackawanna, which WILL bring tax relief and other benefits to property owners in the near future.

Attached below is an Albright Court parcel fact sheet – click the image to view at full size. The complete press announcement, which is being covered by local media including the Buffalo News and Buffalo Business First, can be viewed on the city website at <http://lackawannany.gov/.../Lackawanna-Flexlume-Albright-Cour...>

Annette

City-Owned

Albright Court, Lackawanna, N.Y.

Brownfield and Opportunity Zone Site - Light Manufacturing, Warehousing/Distribution



Located across from Renaissance Commerce Park off of NYS Route 5, this nearly 4 acre parcel on Albright Court is ideally suited for light manufacturing, warehousing and distribution operations.

(This location can be combined with the adjoining 2.5 acre Wilmuth Avenue parcel to create a nearly 6.5 acre footprint.)

Note: Property identifiers are for placement only. Not to scale.

Parcel At a Glance

Acres Available	3.98
County/City	Erie County / City of Lackawanna, NY
Zoning	Commercial (Mixed Commercial Industrial)
Special Designation	City of Lackawanna Brownfield Opportunity Area Federal Opportunity Zone
Special Incentives	Potential for Brownfield Tax Credits

Utilities

Natural Gas	National Fuel
Electric	National Grid
Sewer & Water	Erie County

Travel



Albright Court is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo
- Peace Bridge (entry to Canada)

